

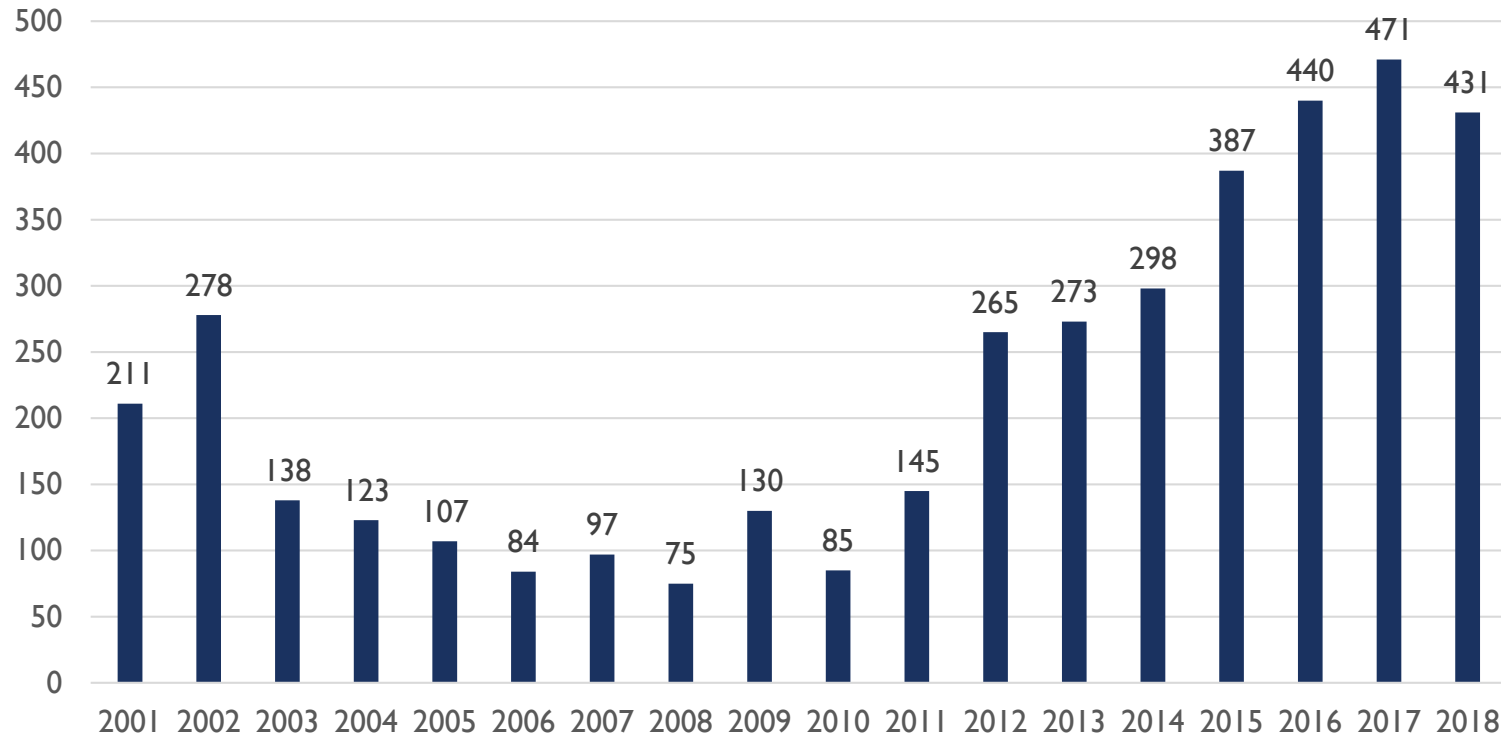
DEVELOPMENT IN GRAND RAPIDS

DEVELOPMENT PROJECT UPDATE | 2.23.19



Planning Department &
Development Center

Construction Cost by Issued Year
(in millions)

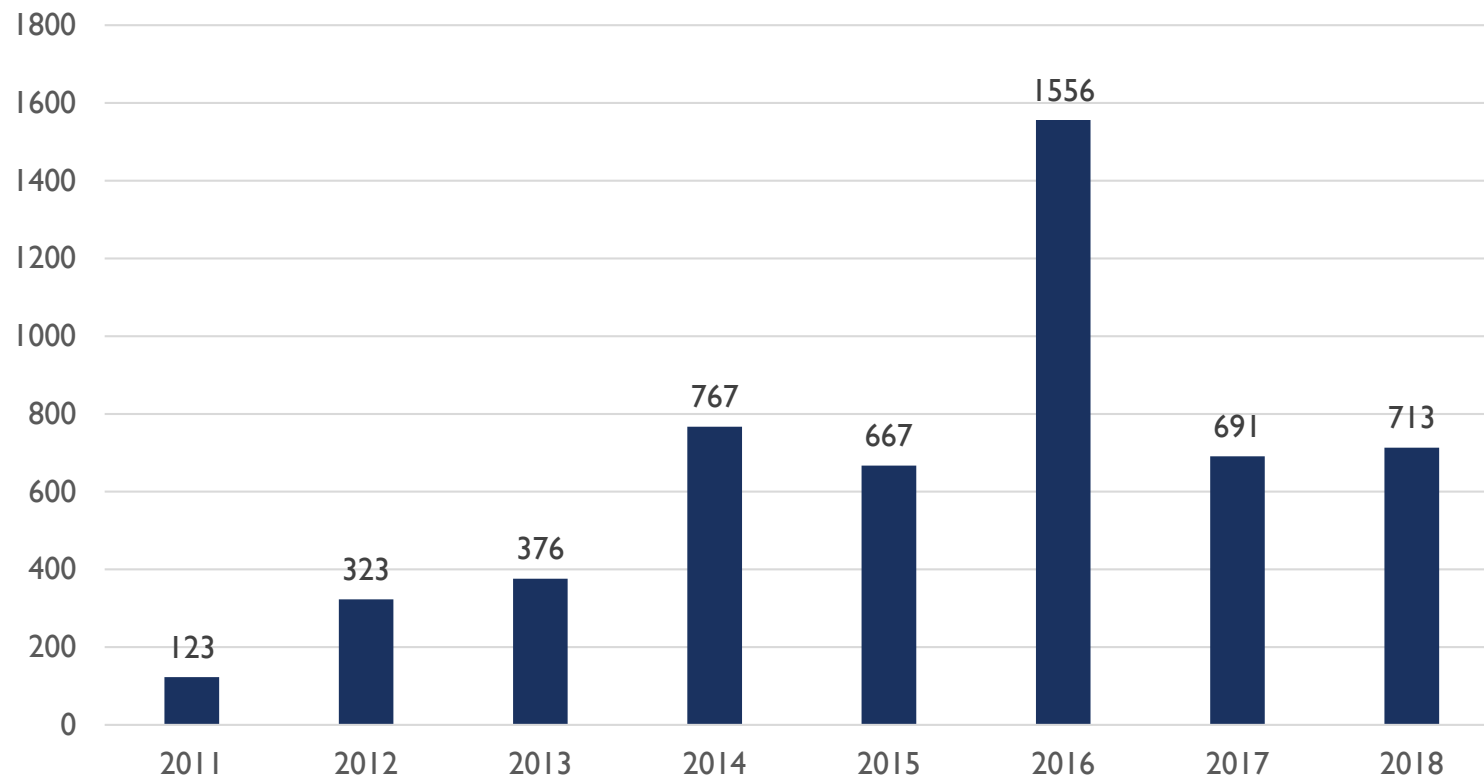


Since 2001, roughly
\$4 Billion
of construction value
has been invested in
the **City of Grand
Rapids**



CONSTRUCTION VALUE BY YEAR

Housing Units by Issued Year



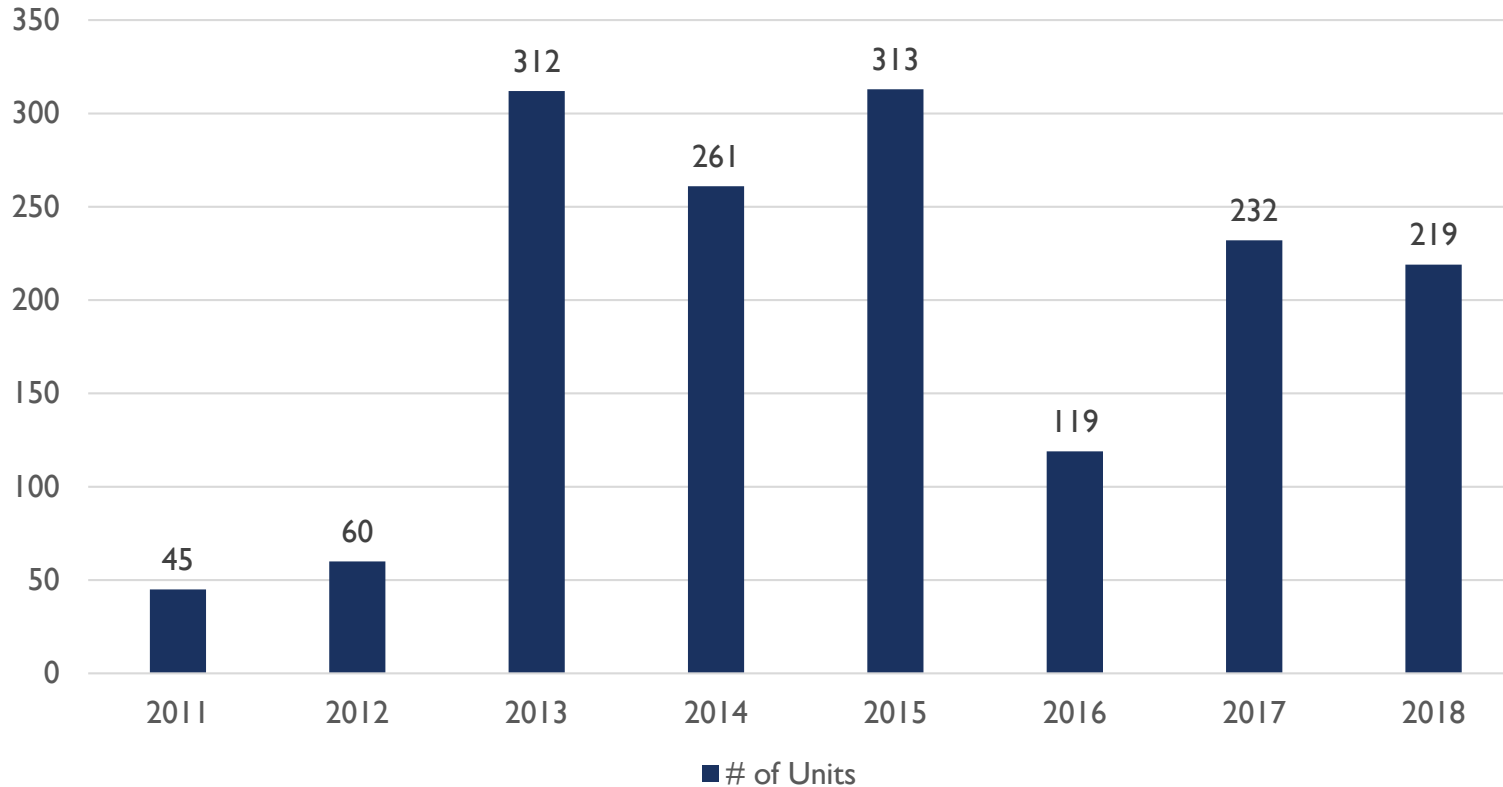
5,216

**new residential units
have been added to
the City of Grand
Rapids housing stock
since 2011**



HOUSING UNITS PERMITTED BY YEAR

Housing Units by Year Placed in Service




1,561
**Low Income Housing
Tax Credit (LIHTC)
units have been
added to the City of
Grand Rapids
housing stock since
2011**



AFFORDABLE HOUSING UNITS - LIHTC

Terms are used underneath the address of each site to identify project progress.

- **“Completed” = Done**
 - **“Under Construction” = Being Built**
 - **“Planned” = Final Project Approvals Underway**
 - **“Proposed” = Pending Final Determination to Proceed**
- 



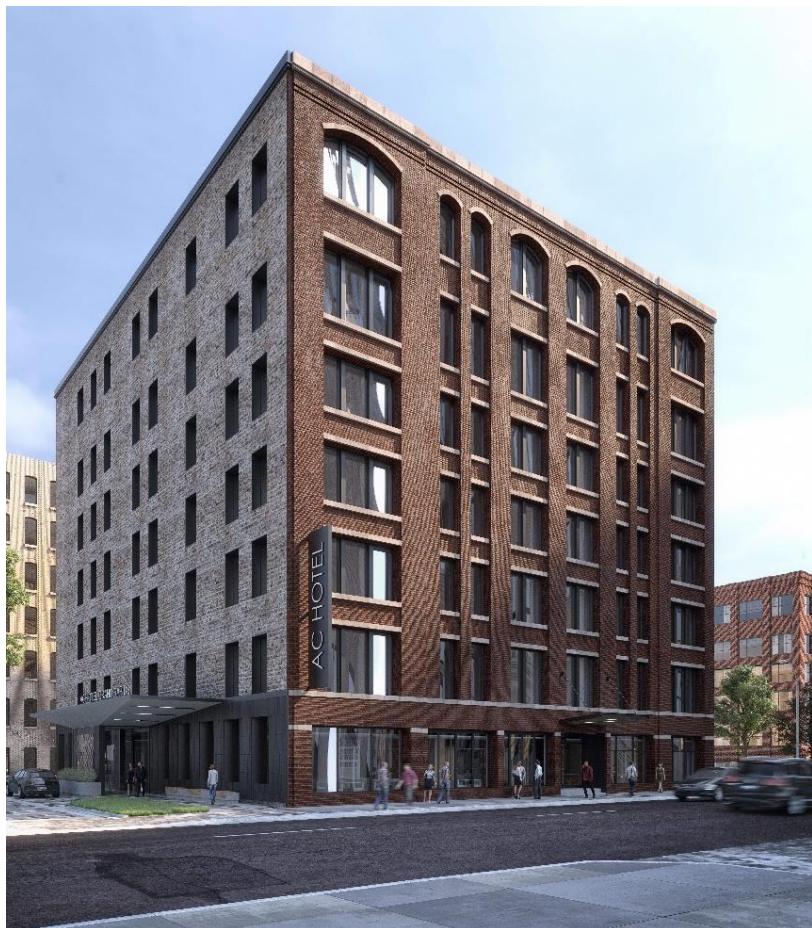
DOWNTOWN / HEARTSIDE





Commercial:	28,000 s.f.
Residential Units:	234 Market Rate
Investment:	\$56.5 Million
Maplegrove Property Management LLC	

234 MARKET SW
COMPLETED



Building I	
Hotel:	120-130 Rooms
Restaurant:	2,880 s.f.
Building II	
Office:	76,580 s.f.
Commercial:	11,350 s.f.
Investment:	\$42 Million
CWD Real Estate	

50 MONROE NW: AC HOTEL BY MARRIOTT

UNDER CONSTRUCTION



Warner Tower	
Office:	117,000 s.f.
Commercial:	3,000 s.f.
Hyatt Place	
Commercial:	4,500 s.f.
Hotel:	160 Rooms
Investment:	\$63.5 Million
Midtown Properties & Orion Construction	

150 OTTAWA NW: WARNER TOWER/HYATT PLACE

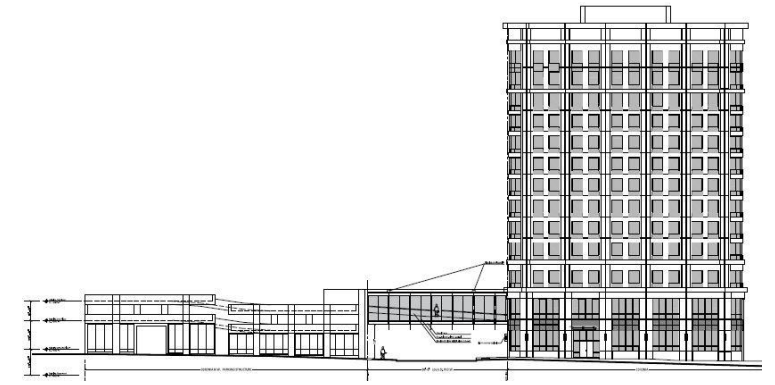
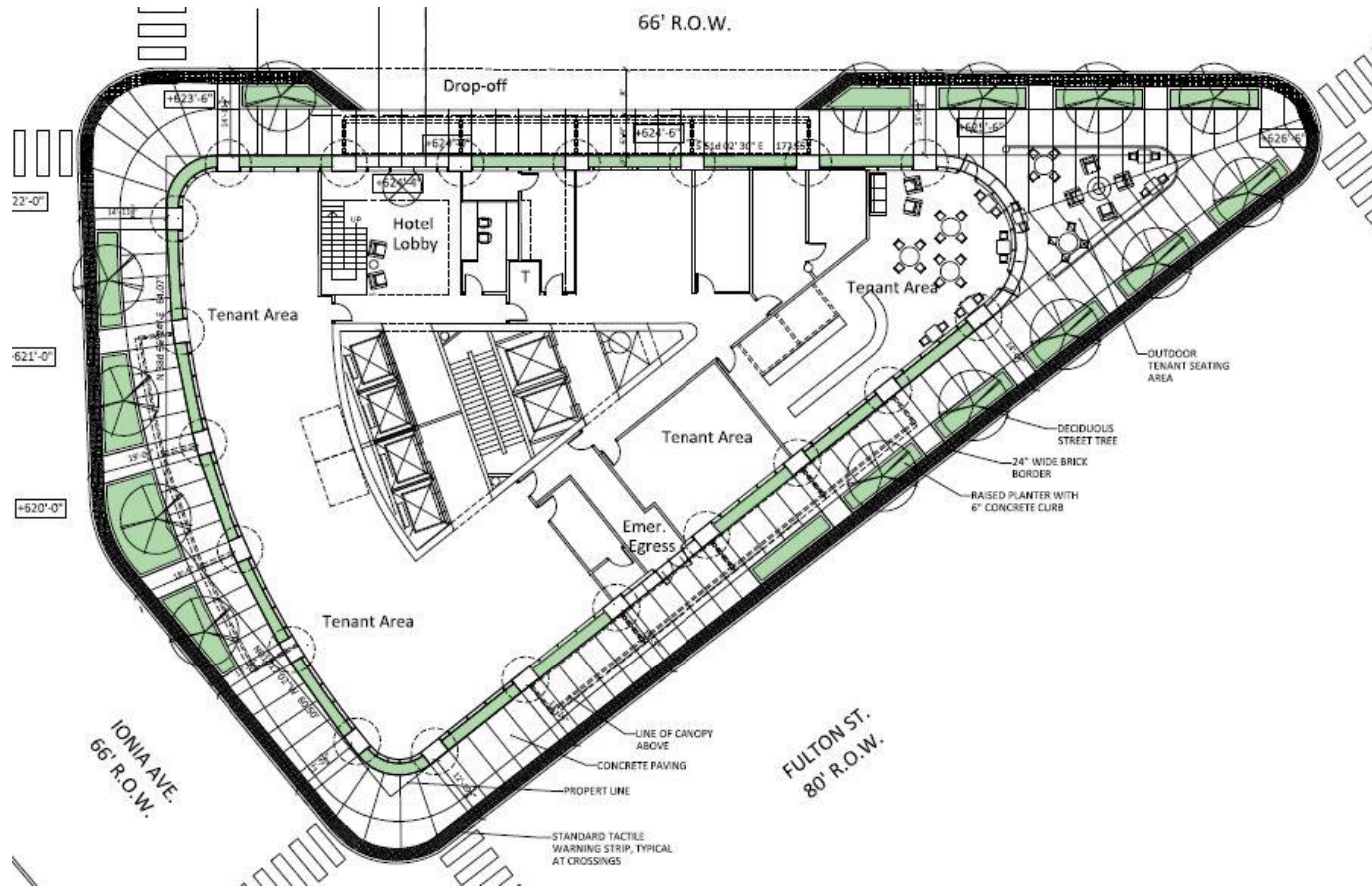
UNDER CONSTRUCTION



Movie Theater:	9 Screens
Office:	90 - 105,000 s.f.
Commercial:	40,000 s.f.
Residential Units:	98 Market Rate
Investment:	\$140 Million
Jack Loeks Theatre Enterprise & 616 Dev't	

III IONIA SW: STUDIO PARK

UNDER CONSTRUCTION



Commercial:	1,500 s.f.
Hotel:	146 Rooms
Investment:	TBD
The Hinman Company	

10 IONIA NW: HINMAN BUILDING

PROPOSED



WEST SIDE





Grocery Store:	40,000 s.f.
Commercial:	16,380 s.f.
Residential Units:	116 Market Rate
Investment:	\$70 Million
Rockford Construction	

625 BRIDGE NW: MEIJER MIXED-USED

COMPLETED



Commercial:	2,500 s.f.
Residential Units:	8 Market Rate
	28 Affordable
Investment:	\$7.4 Million
Third Coast Development & PK Dev't	

754 LEONARD NW: LEO & AL
COMPLETED



Restaurant:	10,000 s.f.
Residential Units:	44 Market Rate
Investment:	\$9.8 Million
449 Bridge Street Development LLC	

449 BRIDGE NW: NORTH DEVELOPMENT

UNDER CONSTRUCTION



Commercial:	11,000 s.f.
Residential Units:	13 Market Rate
	51 Affordable
Investment:	\$18 Million
ICCF and Rockford Construction	



420 STOCKING: STOCKBRIDGE APARTMENTS

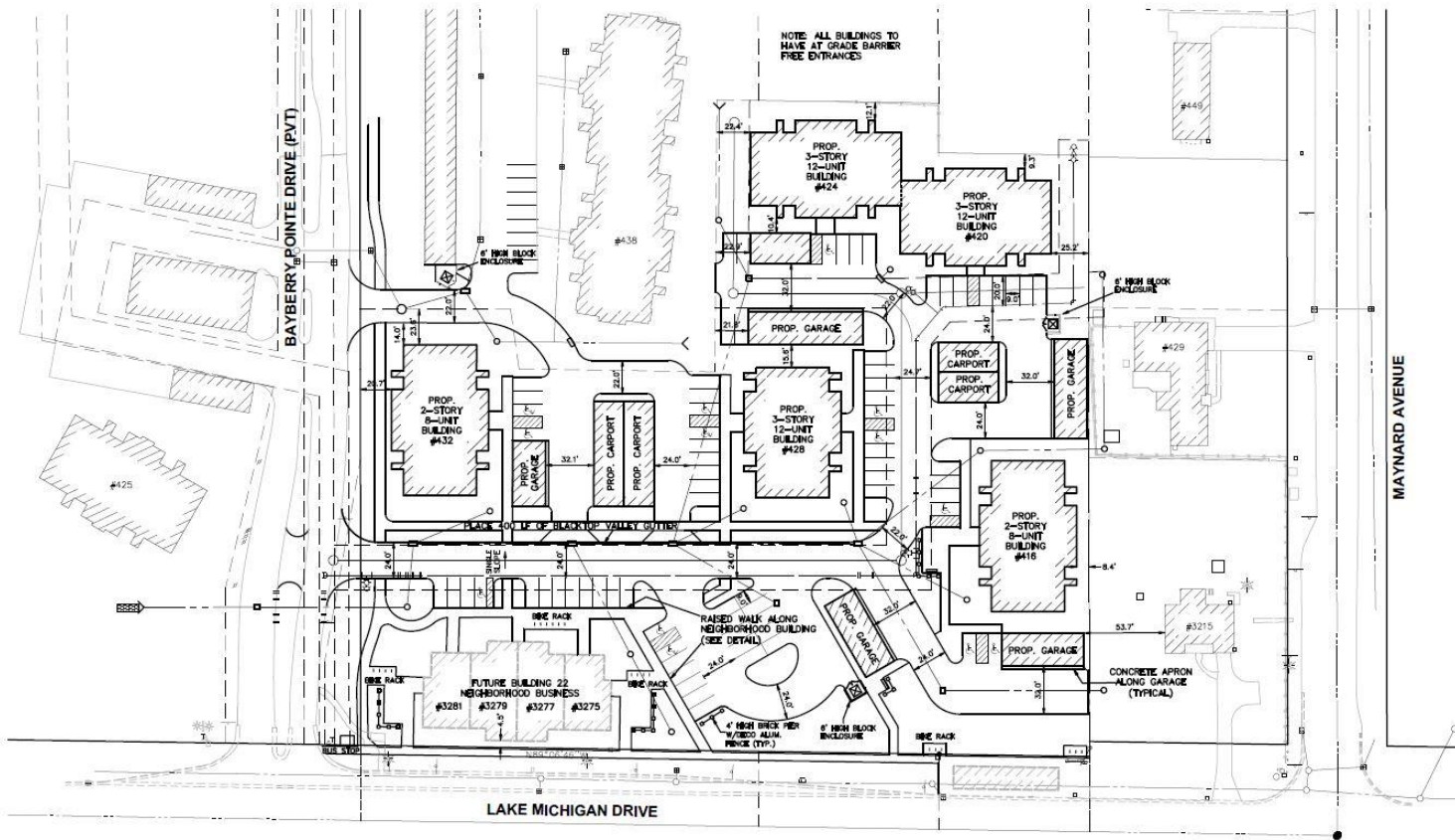
UNDER CONSTRUCTION



Residential Units:	50 - 75 Affordable
Investment:	\$10 Million
Dwelling Place	

1138 PINE NW: PINE AVENUE TOWNHOMES

UNDER CONSTRUCTION



Residential Units: 28 Market Rate

Investment: \$2 Million

Bayberry Apartments LLC

BAYBERRY POINTE APARTMENTS PHASE 6

UNDER CONSTRUCTION



Commercial:	2,000 s.f.
Residential Units:	48 Affordable
Investment:	\$10 Million
Dwelling Place	

1400 ALPINE NW: HARRISON PARK

UNDER CONSTRUCTION



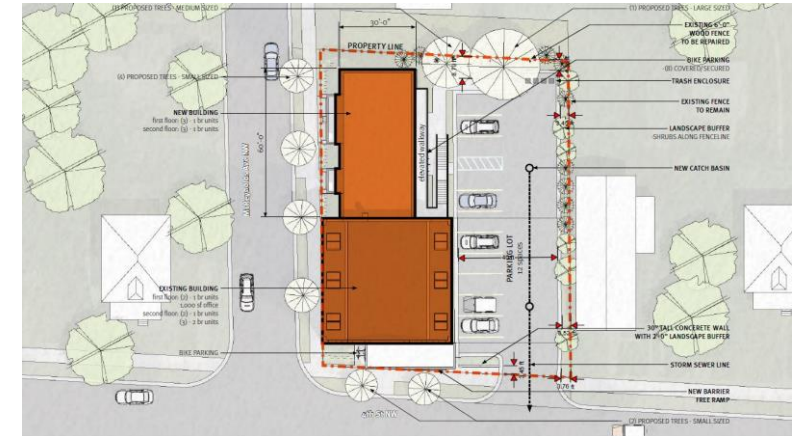
Residential Units: 49 Affordable

1 Market Rate

Investment: \$10.4 Million

The Woda Group Inc.

745 STOCKING NW: SEVEN45 STOCKING
PLANNED



Office:	1,000 s.f.
Residential Units:	13 Market Rate
Investment:	TBD
739 Fourth Street, LLC	

739 4TH NW: MIXED-USE DEVELOPMENT

PLANNED



BELKNAP / NORTH MONROE





Residential Units:	40 Market Rate
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Investment:	\$11.5 Million
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CopperRock Construction	
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613 FAIRVIEW NE: BELKNAP BLUFFS
COMPLETED



Institutional Use

Investment: \$46.5 Million

Grand Valley State University

500 BLOCK LAFAYETTE NE: GVSU FINKELSTEIN HALL
COMPLETED



Hotel:	244 Rooms
Investment:	\$59 Million
Suburban Inns	

710 MONROE NW: EMBASSY SUITES

UNDER CONSTRUCTION



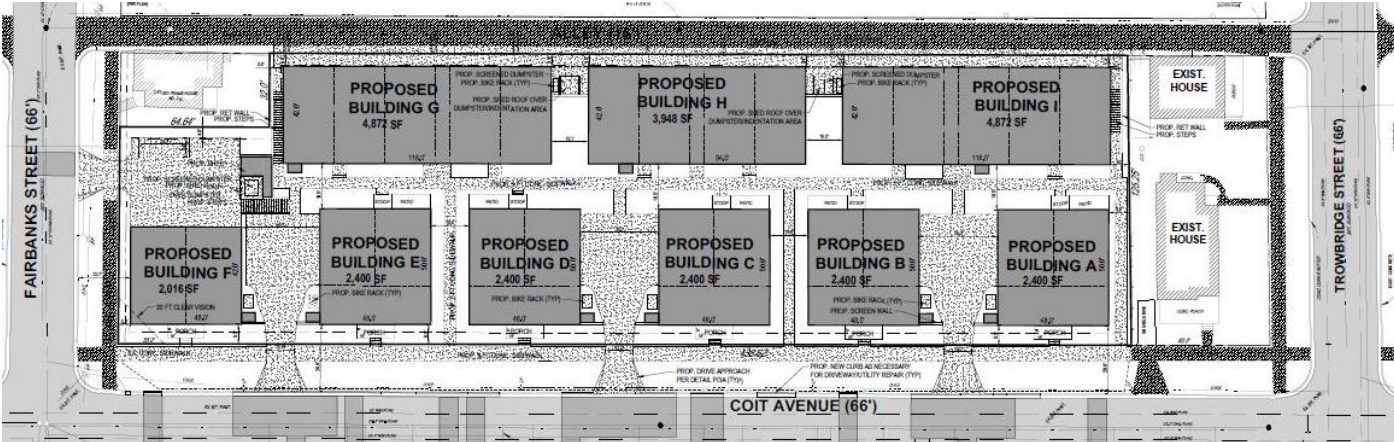
Residential Units:	40 Market Rate
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Investment:	\$41.4 Million
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Pioneer Construction	
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601 BOND NW: BOND APARTMENTS

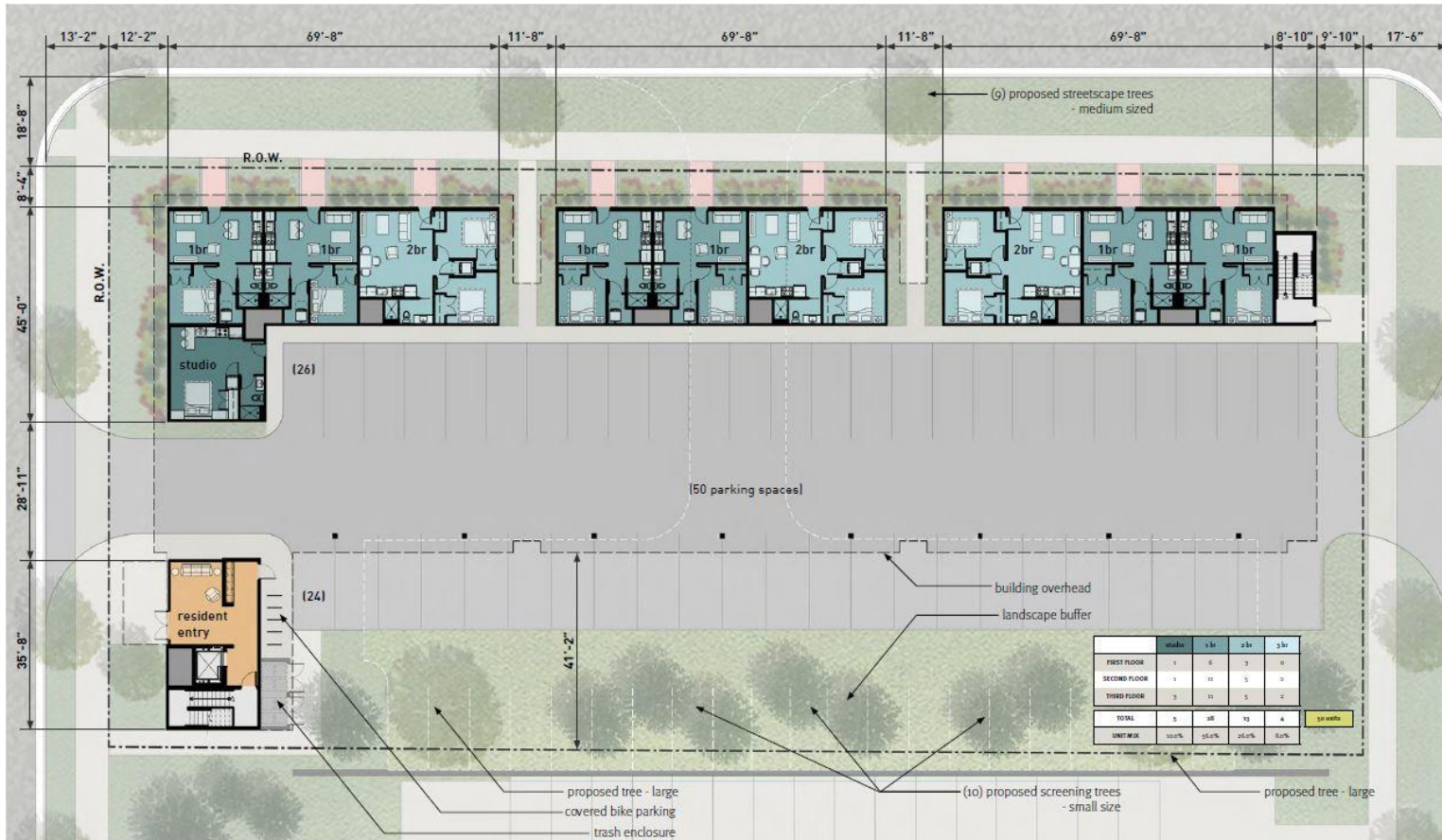
UNDER CONSTRUCTION



Residential Units:	50 Market Rate
Investment:	\$10 Million
RJM Properties	

608-644 COIT NE: COIT SQUARE

PLANNED



Residential Units: 15 Market Rate

35 Affordable

Investment: TBD

Belknap Place LDHA LP

540 & 546 LAFAYETTE NE: BELKNAP HOUSING PROJECT

PROPOSED



NORTHEAST SIDE





Residential Units:	202 Market Rate
Investment:	\$25 Million
American Kendall Properties, LLC	

3100 KNAPP: KNAPP'S CORNER FLATS

UNDER CONSTRUCTION



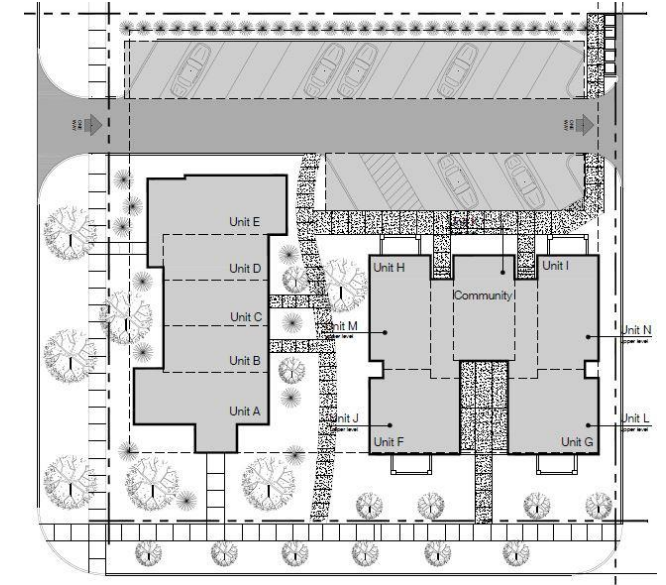
Residential Units: 105 Market Rate

Investment: \$17 Million

Knapp Corner Group

2248 BRIAR HILLS NE: ASPEN LAKES

UNDER CONSTRUCTION



Residential Units: 14 Market Rate

Investment: TBD

III Halo, LLC

445 KNAPP NE
UNDER CONSTRUCTION



Residential Units:	88 Market Rate
Investment:	\$18 Million
Michigan Meadows, LLC	

2233 MICHIGAN: MICHIGAN MEADOWS

UNDER CONSTRUCTION



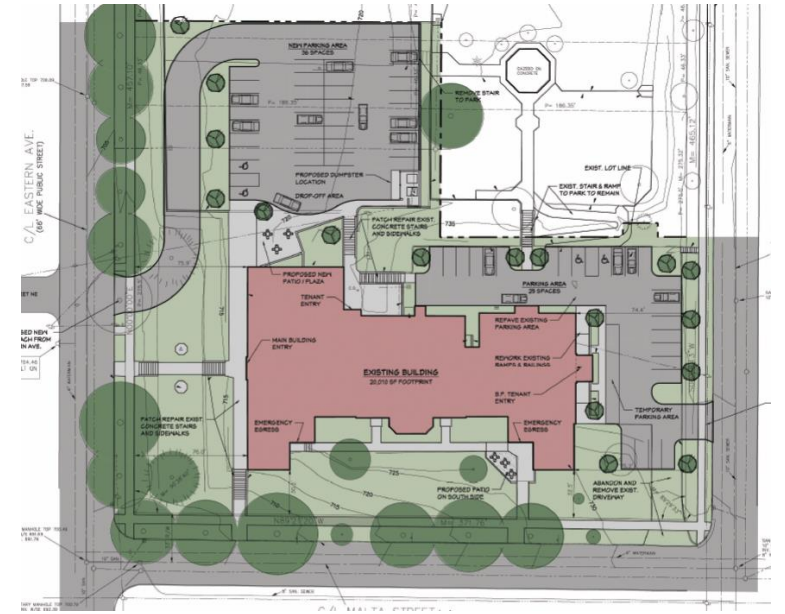
Residential Units: 56 Market Rate

Investment: \$8.7 Million

Village at Thirteen Hundred, LLC

1300 3 MILE NE:VILLAGE @ 1300

UNDER CONSTRUCTION

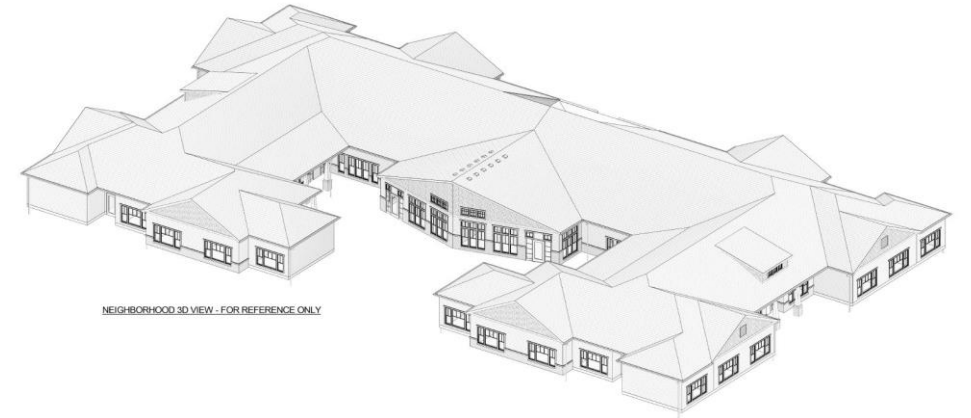
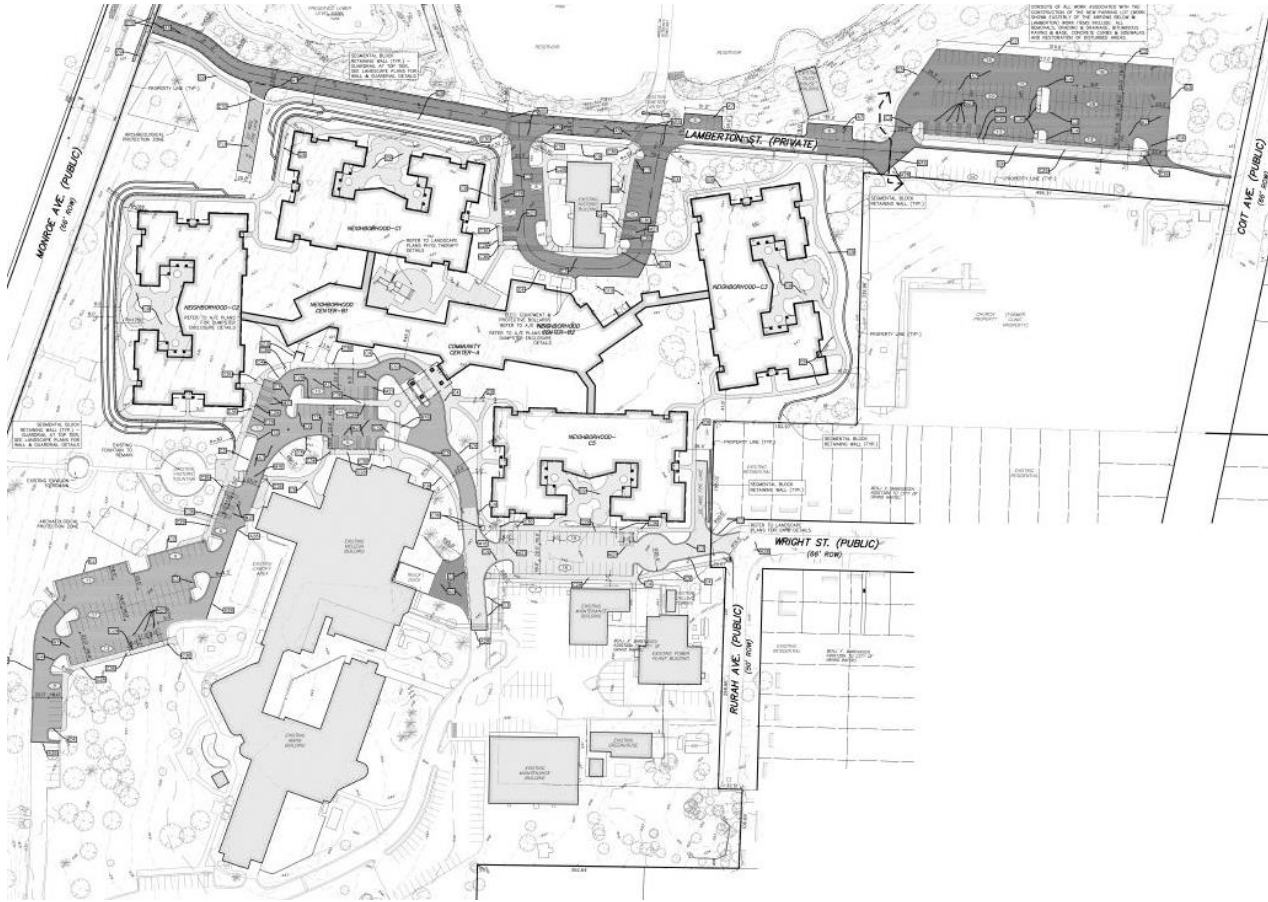


Residential Units: 50 Affordable

Investment: \$13 Million

Inner City Christian Federation

815 MALTA NE: EASTERN ELEMENTARY PLANNED



Residential Units: 60 Veteran Units

Investment: \$50 Million

Grand Rapids Home for Veterans

3000 MONROE NW: GRAND RAPIDS HOME FOR VETERANS

PLANNED



MIDTOWN





Commercial:	24,000 s.f.
Residential Units:	65 Market Rate
	100 Affordable
Investment:	\$42 Million
Third Coast & PK Development	

1003 MICHIGAN NE: DIAMOND PLACE

COMPLETED



UPTOWN





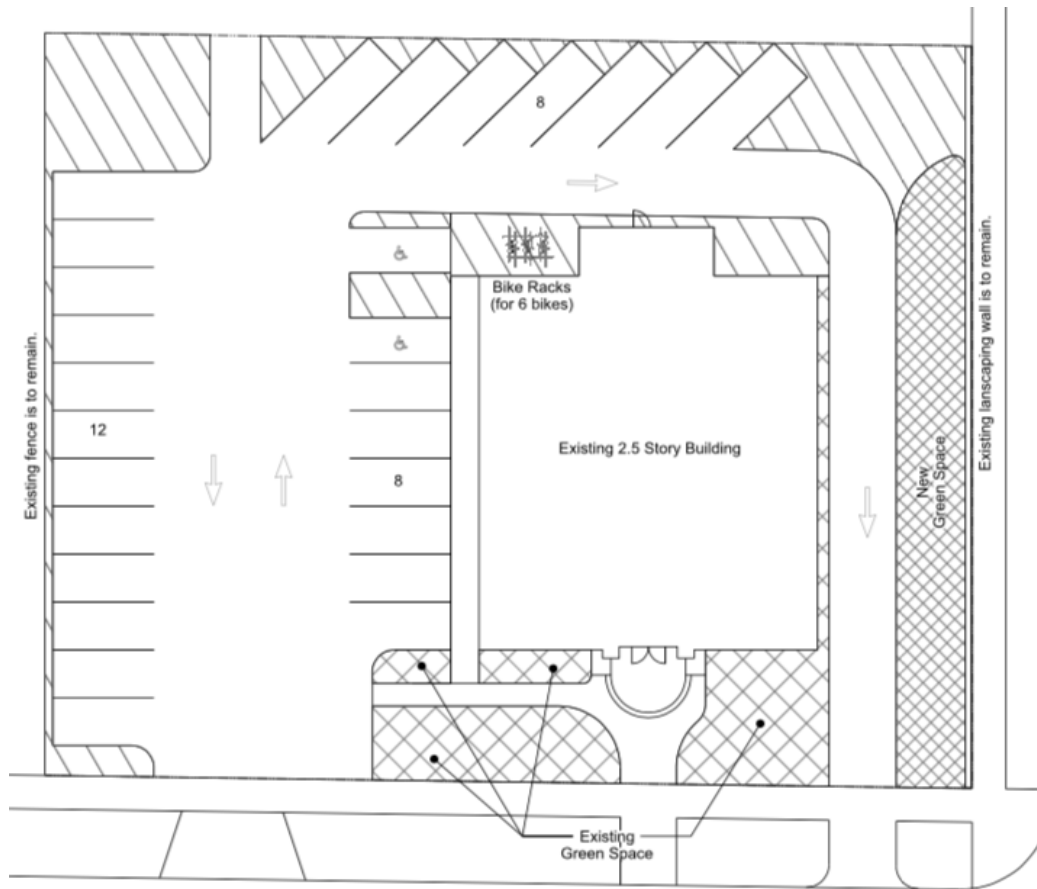
Residential Units:	87 Market Rate
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Investment:	\$13 Million
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Orion Construction	
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50 COLLEGE SE: HERITAGE PLACE

UNDER CONSTRUCTION



Residential Units:	14 Market Rate
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Office:	3,550 s.f.
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Investment:	\$1.5 Million
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Cherry St Capital	
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II FULLER: MIXED-USE OFFICE & RESIDENTIAL UNDER CONSTRUCTION



SOUTHWEST





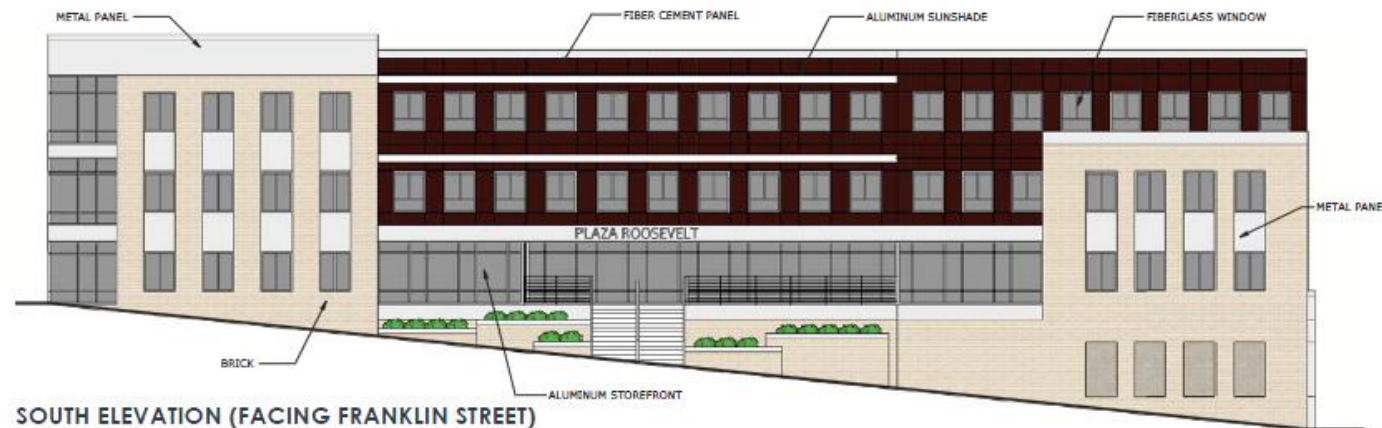
1700 CLYDE PARK SW: CLYDE PARK APARTMENTS

UNDER CONSTRUCTION

Residential Units: 6 Affordable

Investment: \$0.5 Million

Habitat for Humanity



Residential Units: 64 Affordable

Investment: \$40 Million

The mixed-use development will feature a new Spanish-English immersion Grand Rapids Public Schools high school, expanded health care facilities, community space, affordable housing, art opportunities and retail space.

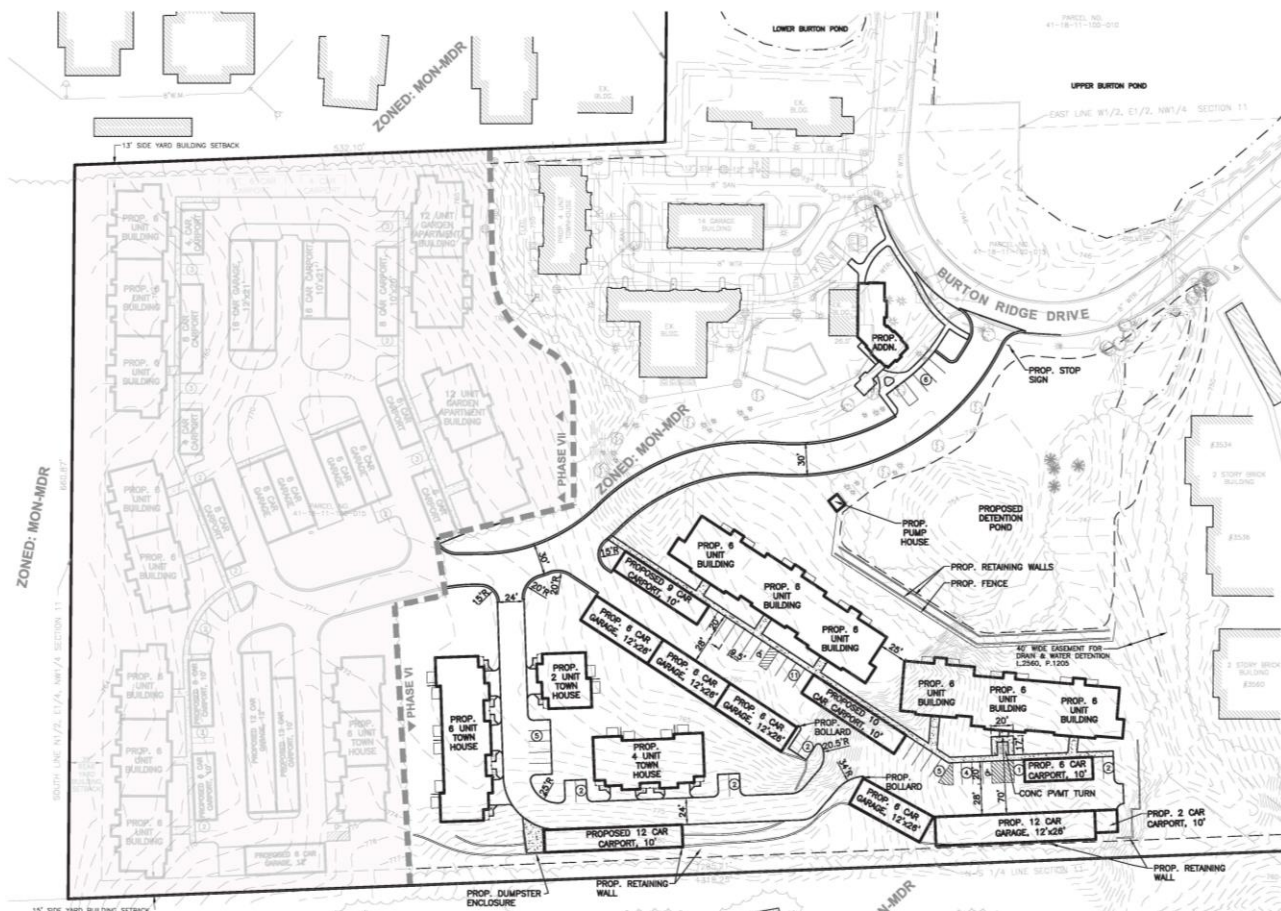
PLAZA ROOSEVELT: 730 GRANDVILLE PLANNED

HABITAT, DWELLING PLACE, GRPS, MERCY HEALTH, FERRIS STATE, HISPANIC CENTER OF W MI, GRANDVILLE AVENUE ARTS & HUMANITY, ROOSEVELT PARK NEIGHBORHOOD ASSOCIATION



SOUTHEAST





Residential Units: 48 Market Rate

Investment: \$9 Million

Burton Ridge LLC

PALMER RIDGE RD: BURTON RIDGE APARTMENTS (PHASE 6)

COMPLETED



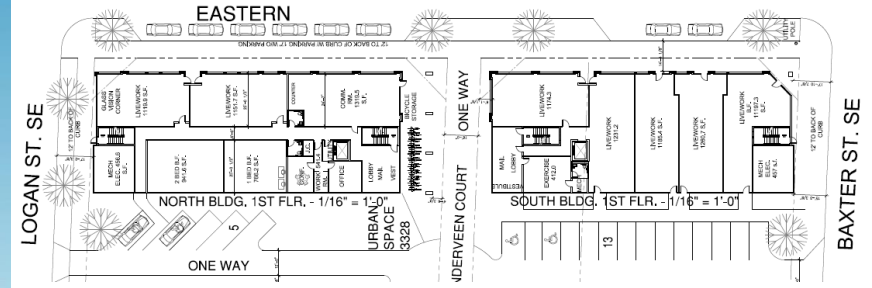
Residential Units: 36 Affordable

Investment: \$10 Million

LINC

100 BURTON SE: GARFIELD PARK LOFTS

UNDER CONSTRUCTION



Commercial:	6 Live/work Units
Residential Units:	4 Market Rate
	61 Affordable
Investment:	\$17.3 Million
Inner City Christian Federation	

501 EASTERN APARTMENTS

UNDER CONSTRUCTION



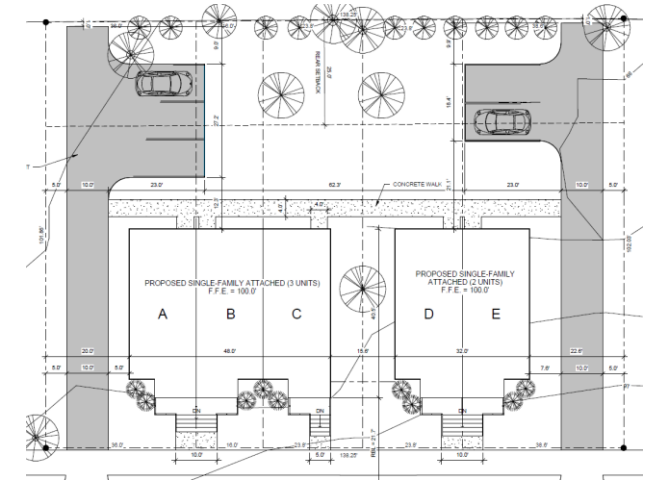
Residential Units: 132 Market Rate

Investment: \$15.3 Million

Oxford Place LLC

2144 EAST CASTLE SE: OXFORD PLACE PHASE II

UNDER CONSTRUCTION



Residential Units:	5 Market Rate
	Attached Single-Family
Investment:	\$3.25 Million
Kent County Land Bank Authority	

729-739 BATES SE: LAND BANK HOMEOWNERSHIP PROGRAM PLANNED



Residential Units:	40 Affordable
Social Service:	9,000 s.f.
Institutional:	12,000 s.f.
Investment:	\$15 Million
Inner City Christian Federation	

349 & 415 FRANKLIN SE
PLANNED



Residential Units:	50 Senior Housing
Investment:	\$15 Million
Pinnacle Ventures	

600 & 650 BURTON: SAMARITAS

PLANNED



Residential Units: 26 Market Rate

Investment: TBD

LINC UP Nonprofit Housing Corp.

**1951 & 1975 JEFFERSON
PLANNED**



Prepared by:

City of Grand Rapids Planning Department & Development Center

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Grand Rapids, MI 49503

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